

PLAN COMMISSION  
MEETING MINUTES  
TOWN OF GRANT  
January 17, 2018

**PRESENT:** Jim Wendels (Chairperson) Tom Reitter, Ron Becker, Nathan Wolosek, (Committee Members), Kathleen Lee (Secretary), Marty Rutz (Zoning Administrator)

**EXCUSED:** Sharon Schwab

**GUEST:** Kristen Johnson

**CITIZENS:** None present

**CALL TO ORDER**

The meeting was called to order at 6:35 pm by Jim Wendels.

**STATE OF PUBLIC NOTICE**

It was stated that the agenda was posted at two posting stations (the Grant Town Hall and the Grant Transfer Station) and on the Town's website.

**MINUTES**

It was moved by Nathan Wolosek and seconded by Ron Becker to approve the January 3, 2018 minutes. The motion passed with unanimous ayes.

**COMPREHENSIVE PLAN**

Review of 8.1 Map continued. Discussion resumed with the southern half of the Town

- Section 27 – The triangles of undeveloped land in parcels 018210727-07, -09, -13.02, and -14 will be changed to agriculture.
- Section 34 – No changes will be made. The large undeveloped triangles at the corners of an agriculture field will remain undeveloped.
- Section 33 – The triangles of undeveloped land in parcels 018210733-03 and -04.02 will be changed to agriculture.
- Section 28 – No changes will be made.
- Section 21 – A select area surrounding a single family residence in parcel 018210721-11 will be changed from undeveloped to agriculture. It is a hay field.
- Section 16 – No changes will be made.
- Section 9 – The pasture land on parcel 018210709-10 will be changed from undeveloped to agriculture.
- Section 4 –The single family designation will be changed to undeveloped on parcel 018210704-11.02. The trailer burnt down.

Review of Map 8.1 continued with the north end of town

- Section 33 – Changes will be made to parcel 018220733-16.01. Areas where there is evidence of sludge will be changed from undeveloped to agriculture. All cleared land in parcels 0182200733-05.02, -05.04, -05.05, -05.08, and -05.09 will be changed from undeveloped to agriculture.

- Section 28 – Portions of parcel 018220728-16.01 are farmed. The farmed areas will be cut out and changed from undeveloped to agriculture. Parcel 018220728-13.07 will be changed from undeveloped to agriculture. It is part of a horse property. Parcels 018220728-14.02 and -15.03 will be changed from undeveloped to agriculture.
- Section 21 – Portions of parcels 018220721-02 and -04.06 will be changed from undeveloped to agriculture.
- Section 16 – In parcel 018220716-03 a portion will be changed from undeveloped to agriculture.
- Section 9 – No changes will be made.
- Section 4 – Undeveloped triangles in parcel 018220704-11 and -12 will be changed to agriculture. The commercial property (McCain Foods) on the northern border will remain commercial.

### **FARMLAND PRESERVATION**

K. Johnson explained the recently received notice regarding the denial of the amendments to the Farmland Preservation Zoning Program by the Portage County Planning and Zoning Committee. The Portage County Farmland Preservation Certification expired in December 2016. Planning and Zoning staff were attempting to obtain certification so that farmers using the program could continue to obtain their tax credits. The Planning and Zoning Committee voted to deny the amendments. They are not interested in the program because of the series of difficult requirements that must be met to qualify for the program at the State level. Additionally, the new regulations state that 80% of the town/county must be zoned as a Farmland Preservation District. None of the towns meet the 80%. The County's maps would need to be changed. The County was not interested in rezoning because of the limited number of farmers interested in the program. At the hearing, no one spoke in support of the program, while the Town of Plover spoke against it. Portage County no longer has a program. Any concerns should be directed to Barry Jacowski or your legislator. S. Schwab (not present) has said that per DATCP it is her understanding that the T. Grant FP Program is still valid.

### **CITIZEN INPUT**

T Reitter and N Wolosek reported on the broadband grant meeting held in Plover. They submitted a letter of support for broadband expansion to Solarus from the Town of Grant. Because grant money can only be used in areas with no service, the area near Birch and County Road F would not qualify. The Solarus plan is to go down Monroe to Birch to the Town of Plover and continuing to I-39. Solarus is confident in obtaining the grant. There are 7.5 million dollars available and grants will be awarded by PSC to areas of greatest benefit. There are several subdivisions that will benefit if the grant is awarded with the Town of Grant being somewhat incidental. The grant application must be submitted 1-25-2018 and results will not be known until the end of February. T Reitter has offered to be a liaison between Solarus and the Town Board. Solarus will be seeking relief for permit fees related to crossing under roads. The Plan Commission should verify that we included broadband in the goals of the Comprehensive Plan.

### **ZONING ADMINISTRATOR REPORT**

- There were three permits issued in December for a total of \$540 included a raze, a driveway, and a colocation.

- M Rutz contacted Claude Riglemon. C. Riglemon stated the assessment value would change little if a property was rezoned from residential to commercial.
- M Rutz contacted Tracy Pelky regarding Cisco. They are getting an annual permit for the pond.
- A summary zoning report for 2017 was distributed. There were 39 zoning permits for a total of \$3750. There were seven UAP for \$140, seven driveways for \$175, and two CSMs for \$40.
- A revised version of the CUP list was distributed.
- A list of possible home businesses was distributed. They could be considered when defining a home business.

### **TOWN BOARD REPORT**

- A letter in support of broadband was drafted. N. Wolosek and T Reiter reported on the meeting with Solarus earlier in the meeting.
- Dawn Reitter called saying that only the shed light at the Hammitt residence has been on of late.
- Kathy Rogers has been appointed to the Board of Adjustments to complete the term vacated by B. Bottensek upon his passing.
- The Groundwater Citizens Advisory Committee will be meeting this Thursday, Jan 18 at 7 pm in Conference Room 5 of the Portage County Annex Building. A discussion of the manure spill at the Gordondale CAFO on November 8, 2017 along County Road SS in Amherst will be included.
- The Portage County Planning and Zoning Committee will conduct a public hearing regarding amending the text of the Shoreland Zoning Ordinance at 5:00 pm on January 23, 2018 in Conference Room 5 of the County Annex.

### **ZONING ORDINANCE**

Discussion took place regarding home occupations. We started with the definition we had been developing in March 2017. Ideas shared included:

- a trigger for a CUP would not be the same in all districts,
- the idea of “intent and character” is difficult to describe,
- some concerns regarding a business apply more directly to residential areas,
- “conducted for gain” may be open to interpretation
- people coming to the house would trigger a CUP,
- the size of a truck making a delivery should be considered, as well as the frequency,
- the Commission has the authority to interpret the descriptors and the need for a CUP, and not the citizen
- a CUP is needed if it affects the value or enjoyment of a neighbor’s property, or if it impacts the Town of Grant roads
- commercial deliveries need to be further defined
- it was questioned if advertising sign needs to be included as a trigger because we have a sign ordinance

It was decided to include the following descriptors as part of the definition. It was noted that they may need further rewording.

- Commercial deliveries by vehicles larger than a box truck (e.g. UPS/FedEx).

- Parking of commercial or industrial vehicles and equipment in residential districts.
- Business activities that change the intent and character of the zoning district.

**FUTURE MEETING DATE**

March 21, 2018

**ADJOURNMENT**

The meeting was adjourned at 9:18 pm

Respectfully submitted,

*Kathleen D Lee*

Approved 02/07/2018